



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting July 27, 2015

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearing

1. (UV) GetGo Gas Station, 146th & Gray.

The applicant seeks the following Use Variance for a new gas station:

Docket No. 15060008 UV ZO CH: 5.01: Permitted Uses: Convenience Store with Gas Sales requested in the S-1 District

The site is located at the southeast corner of 146th Street and Gray Road. The property is zoned S-1/Residential. Filed by Jim Shinaver with Nelson & Frankenberger, on behalf of TMC Development, LLC.

2-4. (V) Tom Wood Ford Addition.

The applicant seeks the following development standards variances for a building renovation and addition:

Docket No. 15060013 V ZO CH: 25.07.02-03b: Number of Signs, 9 requested on south facade

Docket No. 15060014 V ZO CH: 25.01.02.B.9: Lighting, Increased illumination requested at right-of-way line

Docket No. 15060021 V ZO CH: 2.09: Compliance with the Transportation Plan, No path along 96th St. requested

The site is located at 3130 E 96th St, the NW corner of Keystone Pkwy and 96th St. The property is zoned B-3/Business within the Keystone Parkway Overlay Zone. Filed by Paul Reis of Krieg DeVault LLP on behalf of Tom Wood Automotive Group.

5-7. (V) Kroger Online Grocery Pick-up, Signage.

The applicant seeks the following development standards variances for additional signage:

Docket No. 15060015 V ZO CH: 25.07.02-03b: 1 Sign per Street, Additional wall sign requested

Docket No. 15060016 V ZO CH: 25.07.01-05e: Traffic Directional Max 3 sq.ft. and 3 ft. tall, 7.5 sq.ft. & 4 ft. tall requested

Docket No. 15060020 V ZO CH: 25.07.02-03b: Wall Sign not Facing a Right-of-way

The site is located at 1217 Rangeline Rd. The site is zoned B-8/Business and lies within the Carmel Dr. – Rangeline Rd. Overlay. Filed by Elizabeth Bentz Williams of Clark, Quinn, Moses, Scott & Grahn, on behalf of Kroger Limited Partnership.

- J. New Business
- K. Adjournment

Filename: 7.27.2015 regular meeting.docx